027.0	0001	0026.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	714,700 /	714,700
					USE VALUE:	714,700 /	714,700
					ASSESSED:	714,700 /	714,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELIOPOULOS EVANGELIA/TRS	
Owner 2:	EVANGEKIA ELIOPOULOS TRUST	
Owner 3:		
Street 1:	103 EVERETT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ELIOPOULOS CHRISTOS--ETAL -
Owner 2:	ELIOPOULOS EVANGELIA -
Street 1:	103 EVERETT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1643 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3000.000	306,700		408,000	714,700
Total Card	0.069	306,700		408,000	714,700
Total Parcel	0.069	306,700		408,000	714,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.00 | /Parcel: 435.0

Legal Description

User Acct 18331

GIS Ref

GIS Ref

Insp Date 10/31/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 027.0-0001-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	306,700	0	3,000.	408,000	714,700	714,700	Year End Roll	12/18/2019
2019	101	FV	237,800	0	3,000.	433,500	671,300	671,300	Year End Roll	1/3/2019
2018	101	FV	237,800	0	3,000.	316,200	554,000	554,000	Year End Roll	12/20/2017
2017	101	FV	237,800	0	3,000.	275,400	513,200	513,200	Year End Roll	1/3/2017
2016	101	FV	237,800	0	3,000.	234,600	472,400	472,400	Year End	1/4/2016
2015	101	FV	231,700	0	3,000.	229,500	461,200	461,200	Year End Roll	12/11/2014
2014	101	FV	231,700	0	3,000.	188,700	420,400	420,400	Year End Roll	12/16/2013
2013	101	FV	231,700	0	3,000.	179,500	411,200	411,200		12/13/2012

!2236!

PRINT

Date	Time
12/10/20	17:41:45

LAST REV

Date	Time
04/02/19	14:13:41

apro

PAT ACCT. 2236

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELIOPOULOS CHRI	46394-324		11/1/2005	Family	10	No	No		
	14447-74		10/1/1981		72,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
5/11/2009	Measured	189	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Meas. Denied	267	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	18331
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3000		Sq. Ft.	Site		0	80.	1.70	1									408,000						408,000	

Total AC/HA:	0.06887	Total SF/SM:	3000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	408,000	Spl Credit		Total:	408,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28907490
Const Adj.:	0.98990101
Adj $ / SQ:	159.507
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	376761
Depreciation:	70078
Depreciated Total:	306683

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

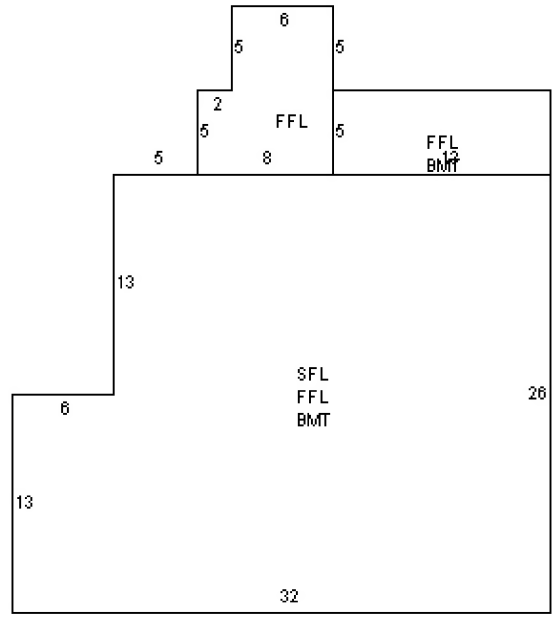
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.51
Special Features:	0	Val/Su Net:	124.57
Final Total:	306700	Val/Su SzAd	186.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	889	159.510	141,802
BMT	Basement	819	47.850	39,191
SFL	Second Floor	754	159.510	120,268
	Net Sketched Area:	2,462	Total:	301,261
Size Ad	1643	Gross Are	2462	FinArea 1643

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

027.0-0001-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	